

ALLENTOWN ANDREWS GATEWAY CENTER

PRINCE GEORGE'S COUNTY



JBG SMITH

LOCATION

Prince George's County
6009 Allentown Road
Camp Springs, MD 20748

SPACE AVAILABLE

14,000 sq. ft.

PROPERTY OVERVIEW

Allentown Andrews Gateway Center benefits from direct access on/off Branch Avenue/ Rt. 5, one of PG County's busiest roadways. The project is a new build offering a grocery, convenience store/gas and up to 14,000 SF of retail and service uses. Located only moments away from Joint Base Andrews, the site is poised to serve the nearly 25,000 military and civilians who live/work on base.

CURRENT RETAILERS

Lidl, Wawa

DEMOGRAPHICS

| RADIUS | HH INCOME | POPULATION |
|---------|-----------|------------|
| 1 mile: | \$70,523 | 8,830 |
| 3 mile: | \$71,068 | 74,828 |
| 5 mile: | \$65,234 | 235,465 |

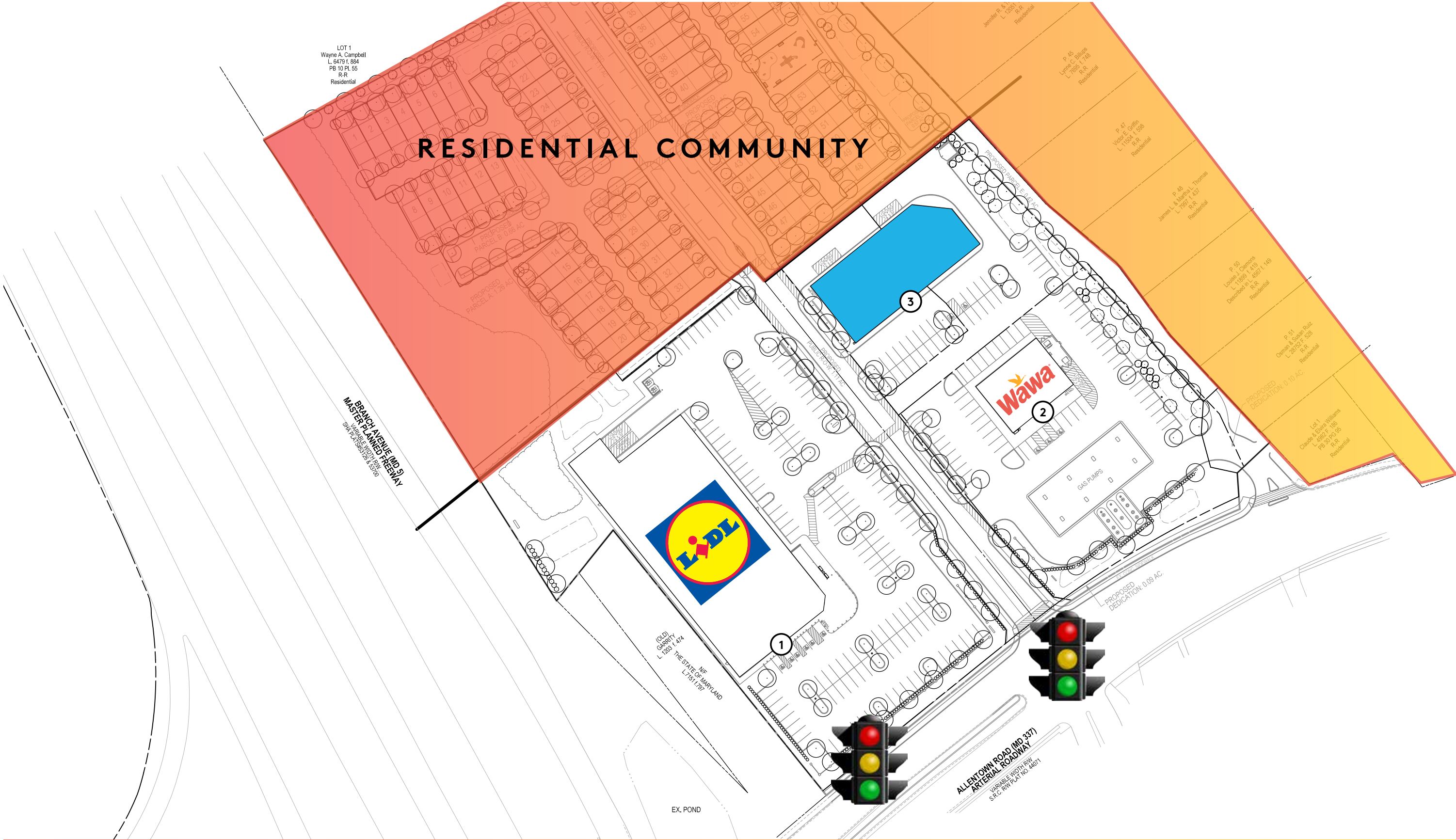
TRAFFIC COUNT

117,902 vehicles daily on Branch Avenue
31,394 vehicles daily on Allentown Road

CONTACT

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|---|------|-----------|---|------|----------|---|-----------|-----------|
| 1 | LiDL | 36,000 SF | 2 | WAWA | 5,600 SF | 3 | AVAILABLE | 14,000 SF |
|---|------|-----------|---|------|----------|---|-----------|-----------|

ALLENTOWN ANDREWS GATEWAY CENTER / AERIAL

NEARBY RETAILERS

- 1 Value Place
- 2 Dunkin' Donuts
- 3 Royal Farms
- 4 Exxon
- 5 7-Eleven
- 6 Valero
- 7 Wendy's

PLACES OF INTEREST

Andrews Air Force Base

